



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

UDC Updates:
Administrative Approval Process

Quick Overview

Unified Development Code

- Process and HDRC Rules of Procedure
- Designation criteria and process
- Historic Design Guidelines (2012)
- River Improvement Overlay
- Downtown Design Guide

Five-year update cycle or City Council directive

Quick Overview

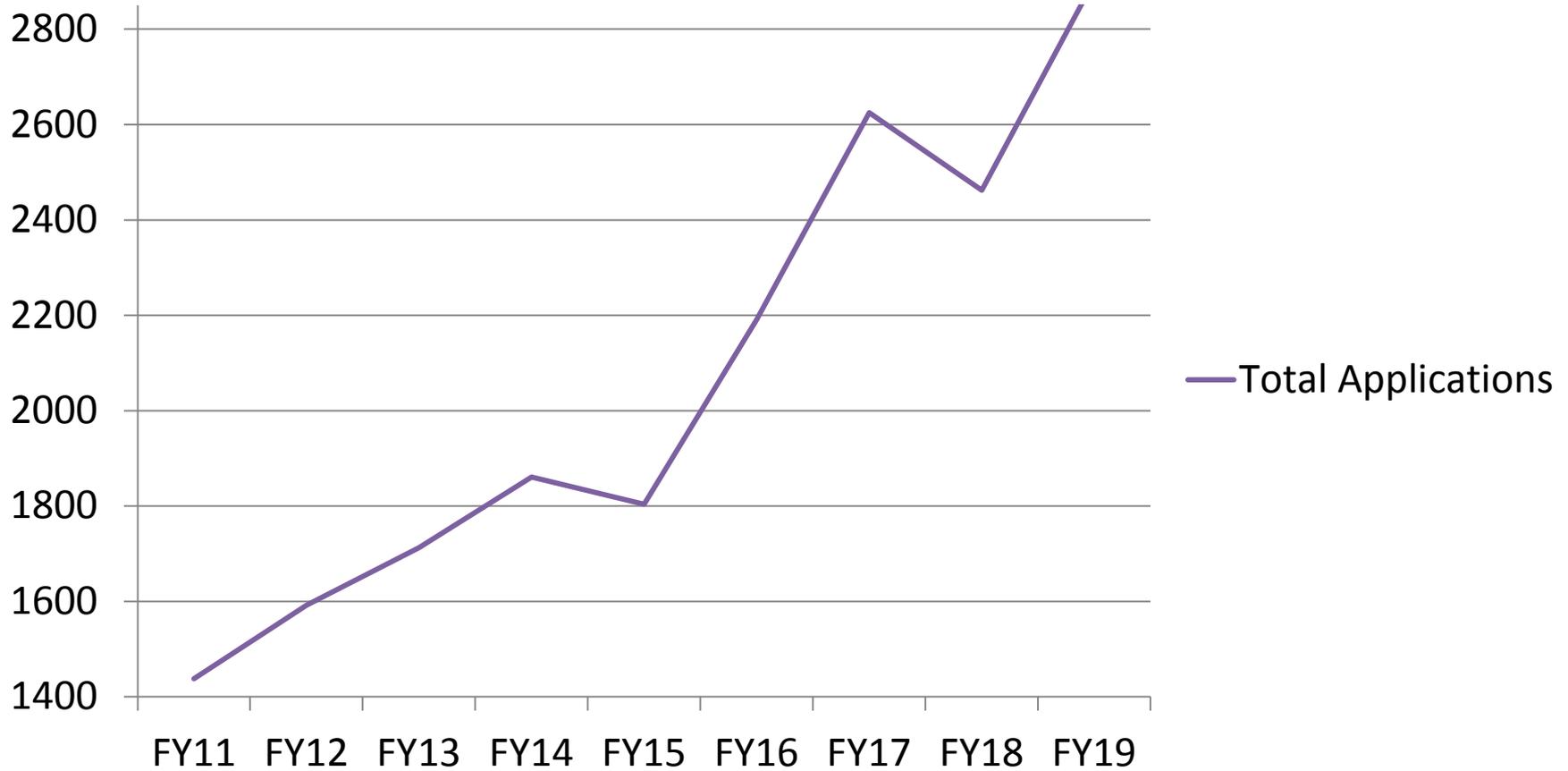
2019 – formed recommendations (task force)

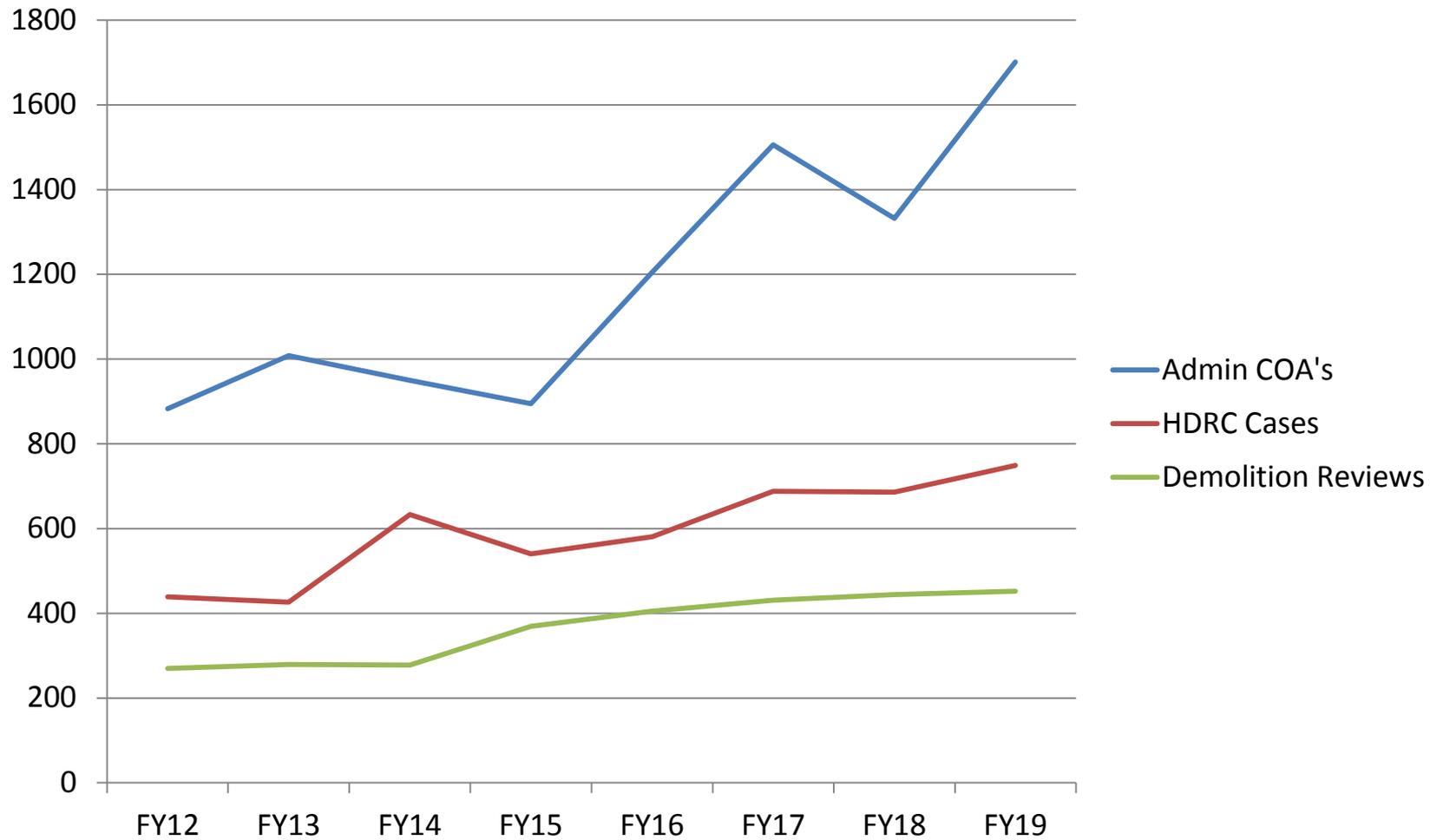
2020 – proposing / finalizing language

2021 – potential changes go into effect



Applications by Fiscal Year, FY11 - Present





Notable Stats

- Additional 170 HDRC cases (7 extra cases per agenda)
- We are already approving a higher percentage administratively
- So why the 6-hour agendas?

	FY11-FY14	FY15	FY16	FY17	FY18	FY19
Infill Requests	30	80	68	91	102	156

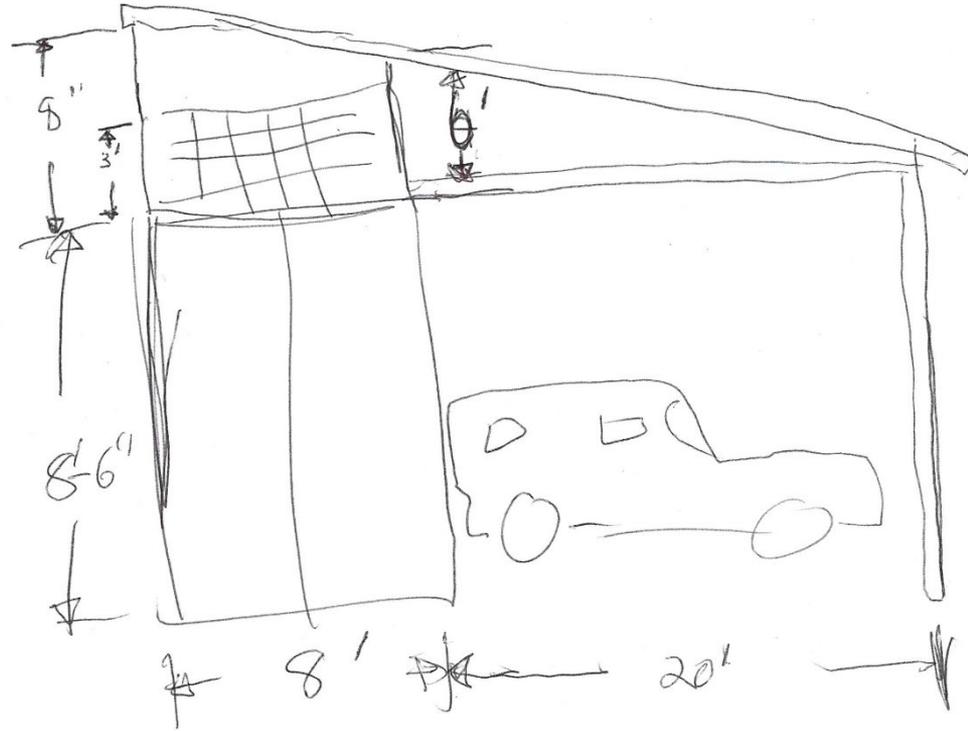
The Future is Now

- More than 1,100 requests were submitted online June-December 2019
- Phones
- The way people receive information and participate is changing
- New explorer map

Administrative Approval

- What it is / what it isn't
- 2010 changes
- Viewed as “lesser” approval
- Recent changes to application process
 - Clarify that all COA requests are treated equal
 - Eliminate separate applications

Administrative Approval



Administrative Approval

APPLICATIONS PORTAL LINKS

Certificate of Appropriateness (COA)

Request a **COA** for:

- Exterior building repairs or alterations such as a change in materials, wood replacement, or re-roof
- Additions or new construction
- Site improvements such as hardscaping, driveways, or sidewalks
- New or replacement building signage
- Demolition of a landmark of building located in a historic district
- **Requests may be approved administratively by OHP staff or referred to the HDRC.**

Demolition Review

Request a **Demolition Review** for:

- Review the demolition of a building that does not have a historic zoning overlay (check using the Explorer Map)
- This is a **required** step for anyone seeking a demolition permit

Proposed Changes

- Establish two different paths for admin approval
- Expand opportunities for admin approval
- Adopt new guidelines and policy docs to inform decision-making

Anticipated Outcomes

- Reduce HDRC agenda by approx 20%
- Encourage compliance with the guidelines
- More consistent / standardized approvals
- There is ALWAYS a path to HDRC review when appropriate

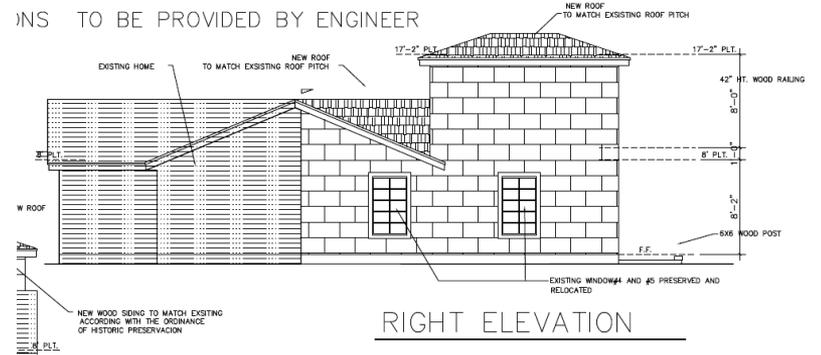
Biggest Proposed Changes:

- Additions
- Solar
- Front yard landscaping & fencing
- Approval of a site plan (tied to zoning)

Admin

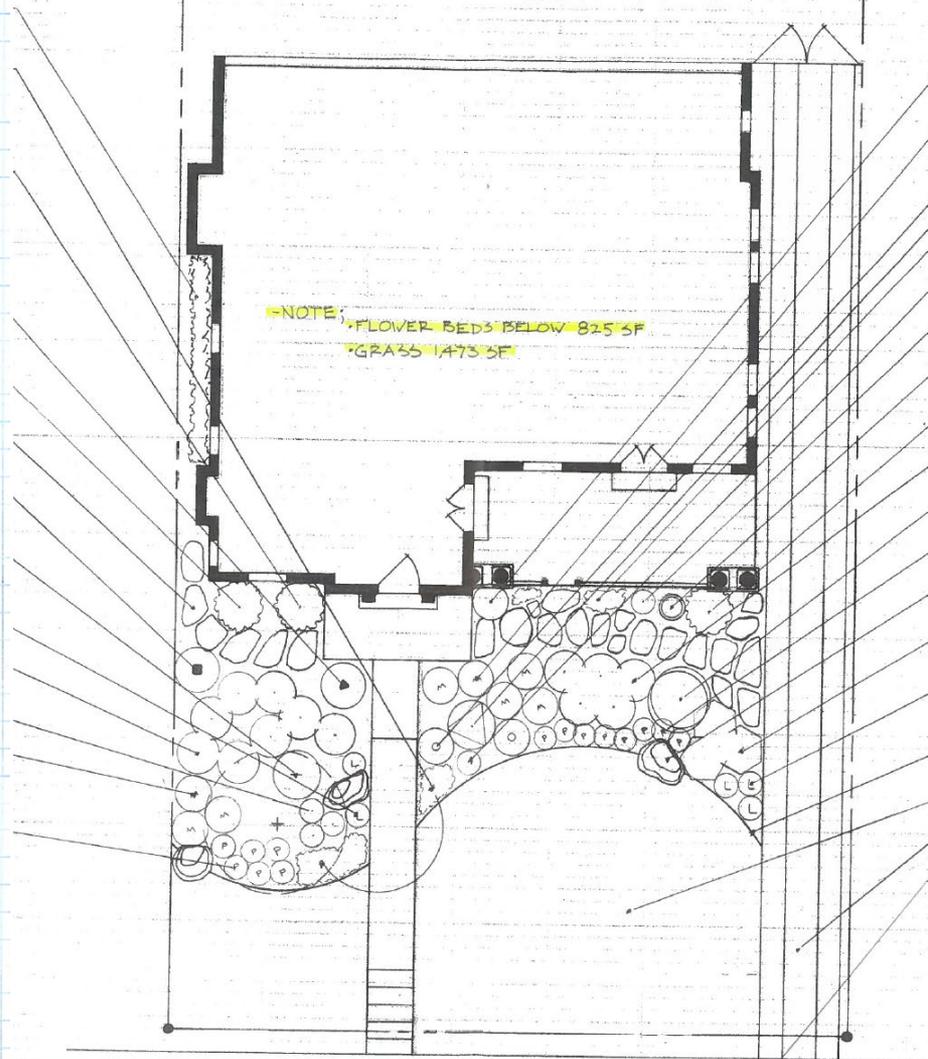
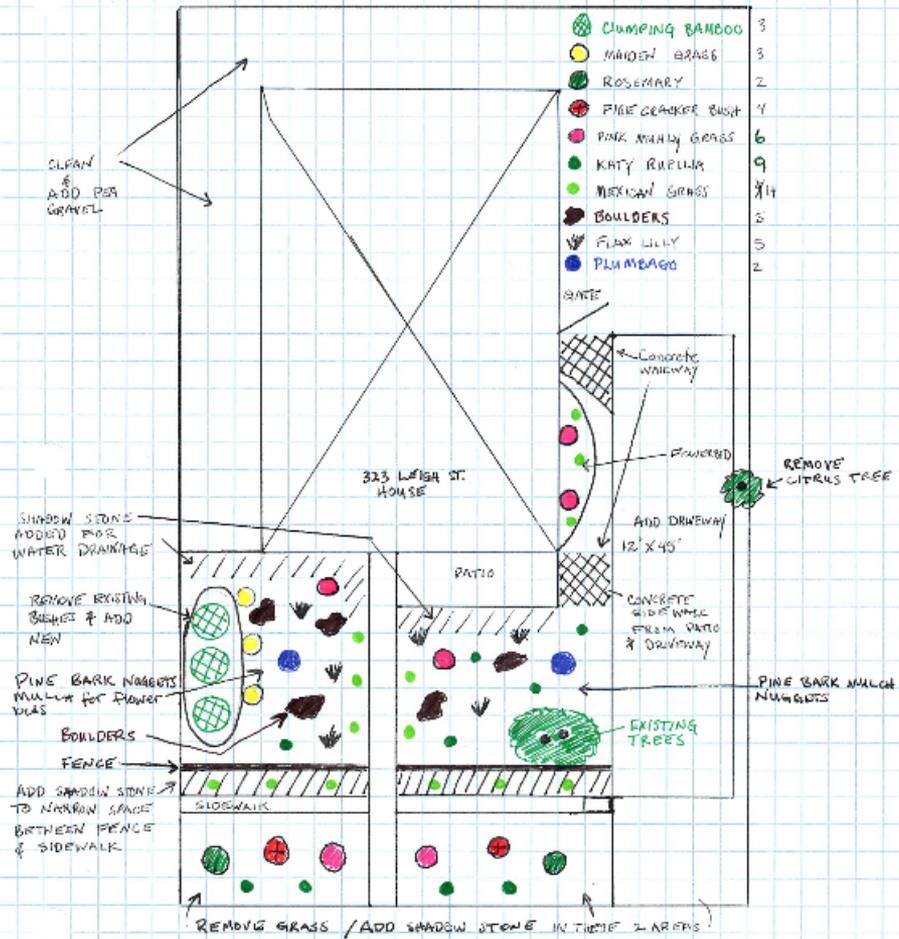


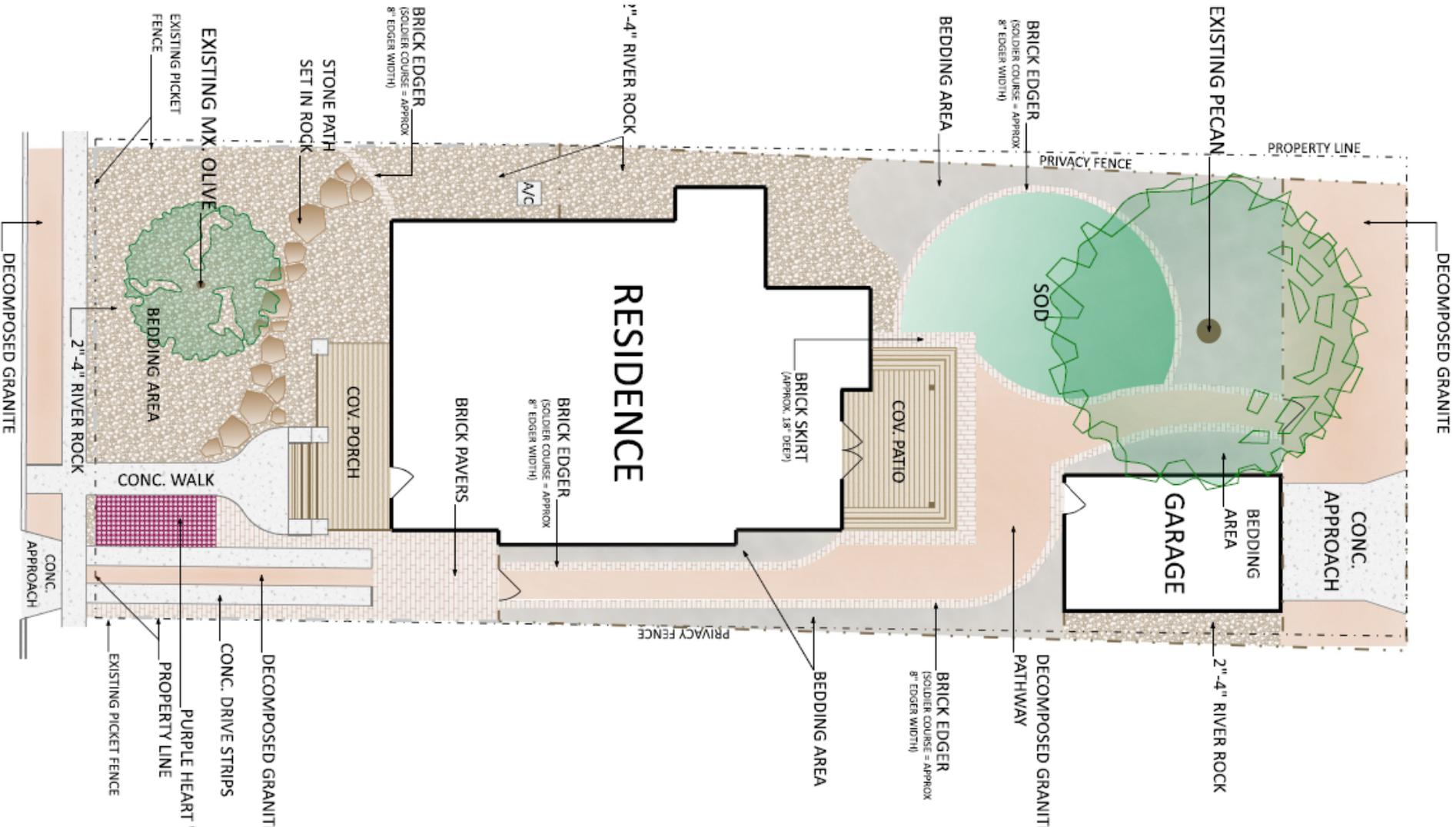
HDRC











DECOMPOSED GRANITE

PROPERTY LINE

EXISTING PECAN

PRIVACY FENCE

BRICK EDGER
(SOLDIER COURSE = APPROX. 8\"/>

BEDDING AREA

SOD

CONC. APPROACH

2\"/>

GARAGE



DECOMPOSED GRANITE PATHWAY

BRICK EDGER
(SOLDIER COURSE = APPROX. 8\"/>

BEDDING AREA

PRIVACY FENCE

RESIDENCE

BRICK SKIRT
(APPROX. 18\"/>

COV. PATIO

BRICK EDGER
(SOLDIER COURSE = APPROX. 8\"/>

BRICK PAVERS

COV. PORCH

STONE PATH
SET IN ROCK

BRICK EDGER
(SOLDIER COURSE = APPROX. 8\"/>

1\"/>

N/C

EXISTING MX. OLIVE
EXISTING PICKET FENCE

BEDDING AREA

2\"/>

CONC. WALK

DECOMPOSED GRANITE

CONC. APPROACH

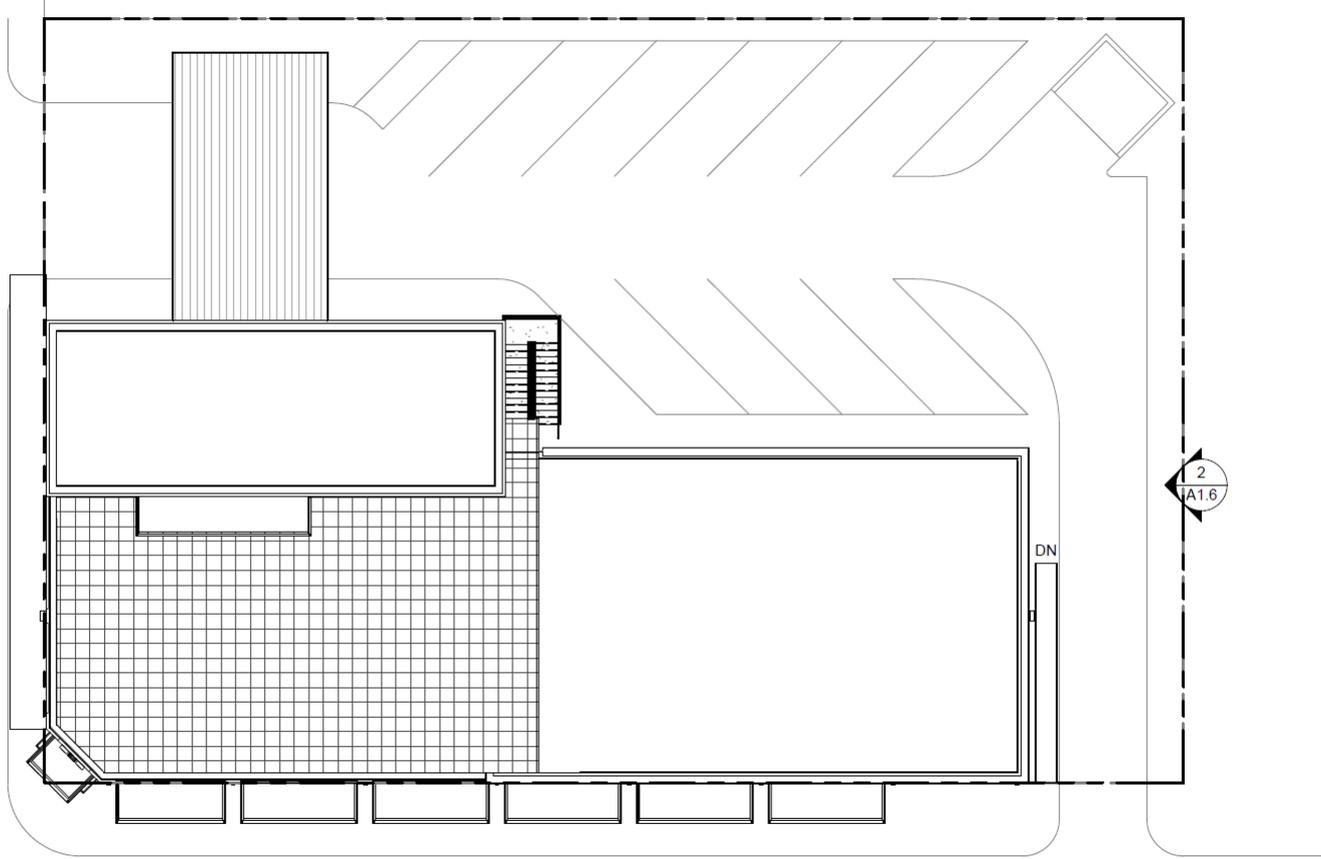
DECOMPOSED GRANITE

CONC. DRIVE STRIPS

PURPLE HEART 1\"/>

EXISTING PICKET FENCE

N. HACKBERRY ST



DAWSON



Questions?

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